



3 Bedroom Bungalow - Detached
located on Weston Lane, Bulkington
£525,000

UP Estates



****SPACIOUS DETACHED BUNGALOW ON BULKINGTON'S MOST SOUGHT AFTER STREET - FANTASTIC PLOT WITH GOOD FRONTAGE & SET BACK FROM THE ROAD - SOUTH WEST FACING LANDSCAPED REAR GARDEN - THREE BEDROOMS - TWO BATHROOMS - OPEN LIVING KITCHEN DINER & SEPERATE UTILITY ROOM****

Property Overview

With nearby country walks, and situated on a superb plot with south west facing private, mature rear garden, which is well stocked with a host of trees, shrubbery, summer house and other features making it an idyllic spot to enjoy one's garden. The frontage offers scope to park a large caravan/campervan, as well as multiple other vehicles, and has a set back position from which you can enjoy privacy even when on your driveway/front garden. With the handy benefit of two bathrooms, as well as a utility room (seldom found in bungalow's), this property can accommodate a family, pet lovers or those who enjoy entertaining.

Standout features and specification finishes of note include:

- Locally supplied bespoke kitchen with integrated appliances, large walk in larder cupboard and quartz worktops
- Original parquet flooring to the Hallway and Lounge
- New double glazing throughout
- Two Refitted Bathrooms
- Electrical re-wiring
- Large Loft, with high roof pitch - ideal for storage or further development subject to the necessary constraints
- Feature cast iron fireplace in Lounge
- Silicone external rendering

Please note, this property is marketed on behalf of a connected person to Up Estates Ltd.

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- Executive Detached Bungalow
- Excellent Condition Throughout
- Three Bedrooms
- Fantastic Plot - Set Back From Road
- Highly Sought After Location
- Ample Frontage For Larger & Multi Vehicle Parking
- South West Facing Mature, Landscaped Rear Garden
- Impressive Open Living Kitchen Diner
- Two Bathrooms & Utility Room
- Feature Lounge With Bay Window







PROPERTY INFORMATION SUMMARY

ROOM MEASUREMENTS:

Approximate room dimensions and approximate total floor area are included within our floor plan.

USEFUL MATERIAL INFORMATION:

Approximate Age of the Property: Built circa 1940s

Council Tax Band: E

Local Authority: Nuneaton & Bedworth

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: EPC 65D

Approx. Total Floor Area: circa 1290 sq ft inc garage

Selling Vendors Onward Position: Looking for onward/potential to move into rented

Heating System: Gas fired central heating, combi boiler

Boiler Age: installed circa 2020

Boiler Location: In Garage

Consumer Unit/ Fuse Box Location: In Garage

Loft Hatch Location & Loft Boarding etc Info: Hallway access, drop down ladder, boarded loft with velux style window

Type of Windows: Double glazed, installed 2024

Garden Orientation: South West Facing

Any Rights of Way: N/A



IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.



All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Weston Lane, Bulkington





CONTACT

Up Estates,
 11 Dugdale Street
 Nuneaton
 Warwickshire
 CV11 5QJ

E: enquiries@upestates.co.uk
 T: 024 7771 0790

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